

099.0

0006

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
778,600 / 778,600
778,600 / 778,600
778,600 / 778,600
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		MELVIN RD, ARLINGTON

OWNERSHIP	Unit #:	
Owner 1: EGAN LAURA H		
Owner 2:		
Owner 3:		
Street 1: 42 MELVIN RD		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: SWEET PETER A /TRUSTEE -	
Owner 2: JEANNE M SWEET TRUST -	
Street 1: 42 MELVIN RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .234 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2112 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10193		Sq. Ft.	Site		0	70.	0.71	4									508,055						508,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10193.000	270,500		508,100	778,600		64717
							GIS Ref
							GIS Ref
							Insp Date
							02/26/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,500	0	10,193.	508,100	778,600		Year end	12/23/2021
2021	101	FV	261,300	0	10,193.	508,100	769,400		Year End Roll	12/10/2020
2020	101	FV	261,300	0	10,193.	508,100	769,400		Year End Roll	12/18/2019
2019	101	FV	231,700	0	10,193.	508,100	739,800		Year End Roll	1/3/2019
2018	101	FV	231,700	0	10,193.	435,500	667,200		Year End Roll	12/20/2017
2017	101	FV	231,700	0	10,193.	406,400	638,100		Year End Roll	1/3/2017
2016	101	FV	231,700	0	10,193.	348,400	580,100		Year End	1/4/2016
2015	101	FV	192,900	0	10,193.	312,100	505,000		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEET PETER A /	60799-38		12/21/2012		532,000	No	No		
SWEET JOHN A	53025-53		6/19/2009	Family		1	No	No	Peter Sweet named Trustee see 60799-37
	8421-201		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2021	1421	Addition	250,000	O				
8/9/2016	2002	New Wind	7,000	C				
9/22/2014	1236	Redo Bas	47,000		9/22/2014			Basement renovatio
8/28/2014	1077	Heat App	7,000		8/28/2014			Install ductwork f
12/7/2012	1616	Manual	3,000	C				
6/7/2001	375	Siding	5,000	C				VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2015	Permit Insp	PC	PHIL C
4/11/2013	Info Fm Prmt	MM	Mary M
2/26/2009	Meas/Inspect	163	PATRIOT
12/4/2001	External Ins	PM	Peter M
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
4/7/1999	Inspected	264	PATRIOT
12/1/1981		CS	
Sign:	VERIFICATION OF VISIT NOT DATA		

